

HISTORIC LANDMARK COMMISSION
JUNE 26, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2017-0013
4115 Speedway
Hyde Park Historic District

PROPOSAL

Renovate existing garage and construct two-story addition. No changes are proposed to the existing house, which is a contributing structure in the Hyde Park Historic District.

PROJECT SPECIFICATIONS

The proposed project includes renovating the existing two-car, 432-square-foot garage located south of the existing house and constructing a two-story addition (non-ADU) to the west elevation of the garage. The garage faces onto E. 42nd Street. Building permits indicate that it may have been constructed as a carport ca. 1980.

The proposed addition has an L-shaped footprint of 228 square feet. It stands 25'7" high and is set back 6'6" from the garage façade. It is capped by a front-gabled roof covered in standing-seam metal and clad in hardiplank shiplap siding. Fenestration includes paired and individual single-hung and casement clad-wood windows and square awning windows with hardiplank trim. A second-story glazed door on the east elevation opens onto a deck atop the garage roof, which is surrounded by a wood railing and has an area of 64 square feet. A bracketed gabled hood faces north toward the existing house and contains a partially glazed door. A flush door is located on the rear (south) elevation. Ornamentation includes a wood bracket and fascia boards at the gable ends, exposed rafter tails, and hardiplank corner trim.

Proposed changes to the existing garage include an alteration of the roof from an asymmetrical gable to a combination gable and replacement of the existing vinyl siding with hardiplank shiplap siding to match the addition. Existing vinyl roll-up doors will be replaced with partially glazed wood roll-up doors. A paneled door will be added to the north.

STANDARDS FOR REVIEW

The Hyde Park Historic District Design Standards applicable to this project include:

- 5.10.1. Design new secondary units to respect the traditional patterns of Hyde Park in determining the location of the building and access to parking.
- 5.10.2. Design new secondary units and garage apartments to complement the form, massing, materials, scale, character elements, and fenestration patterns of the primary structure.
- 5.10.3. Use wood or wood-appearing garage doors.

COA COMMITTEE RECOMMENDATIONS

The committee recommended the following changes to the original plans:

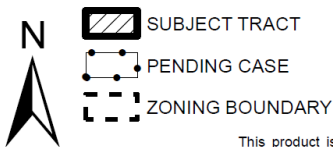
- Lower addition roof
- Expose rafter tails on addition

The applicant has revised the drawings to reflect the recommendations of the committee.

STAFF RECOMMENDATION

Approve revised plans. The project meets the applicable design standards for the historic district.

LOCATION MAP



1" = 333'

NOTIFICATIONS

CASE#: LHD-2017-0013
LOCATION: 4115 Speedway

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PROPERTY INFORMATION

Photos



View of garage and existing house, facing east on E. 42nd Street.



Garage and existing house, facing west on E. 42nd Street.